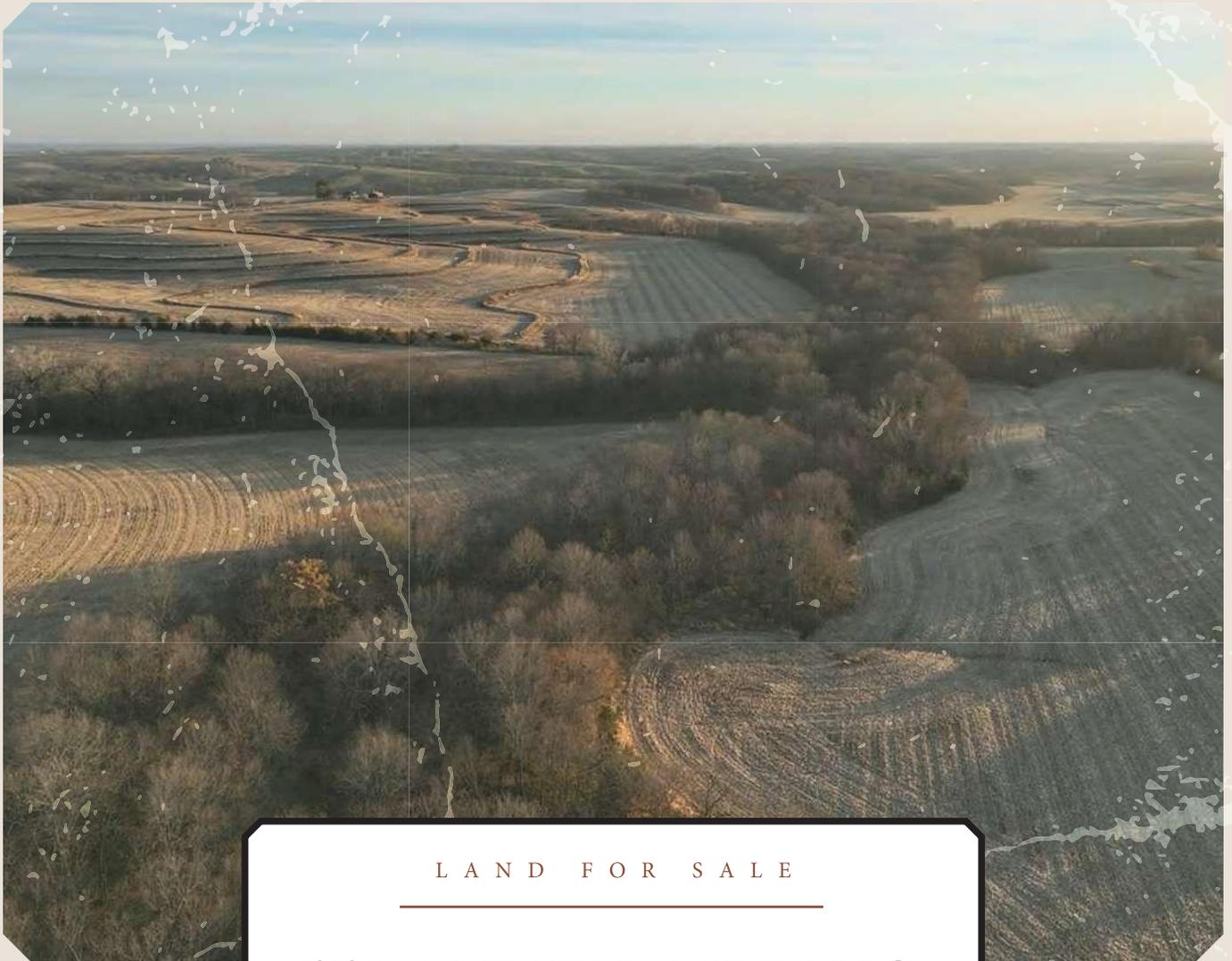


PAGE COUNTY

IOWA



LAND FOR SALE

552.94 TOTAL ACRES M/L

OFFERED AS THREE LISTINGS

Andrew Zellmer, ALC
712.898.5913 | IA LIC S61625000
AndrewZ@PeoplesCompany.com

Jaxon Goedken
319.283.0084 | IA LIC S68166000
Jaxon@PeoplesCompany.com

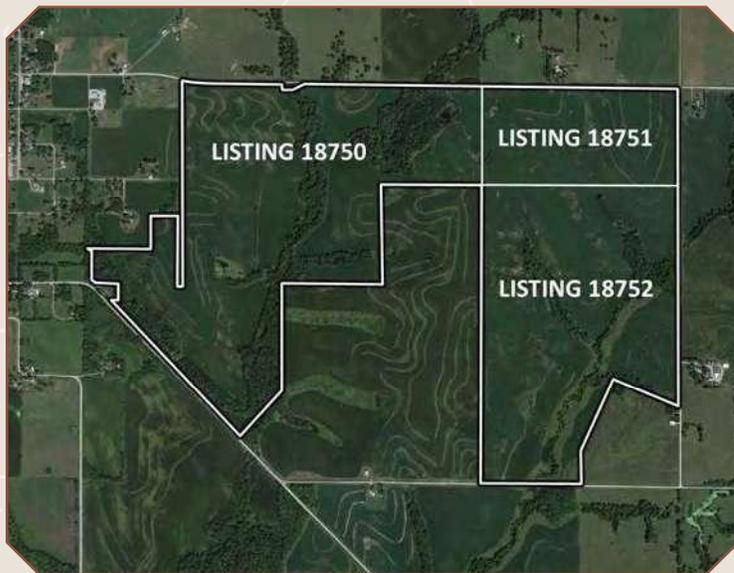
Listing #18750
Lisitng #18751
Lisitng #18752

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

PAGE COUNTY

IOWA

Peoples Company is pleased to present a rare combination of high-quality farmland and premier recreational land opportunities across three Page County offerings totaling 552.94 acres m/l. All tracts feature highly productive tillable acres with strong CSR2 ratings, comprised primarily of Colo-Judson, Sharpsburg, Adair, and Shelby soil types that support consistent yields, attractive cash rent income, and long-term investment stability. Each property will be open for the 2026 growing season, providing buyers with operational flexibility. Beyond their agricultural strength, the larger tracts lie within Iowa's famed Zone 4 and offer exceptional hunting terrain with rolling topography, mature timber, brushy corridors, and natural travel routes ideal for trophy whitetails, turkey, upland birds, and year-round recreation. Whether purchased individually or together—with shared access agreements available as needed—these farms appeal to operators, investors, and outdoor enthusiasts seeking income-producing land, portfolio diversification, and top-tier recreational value.



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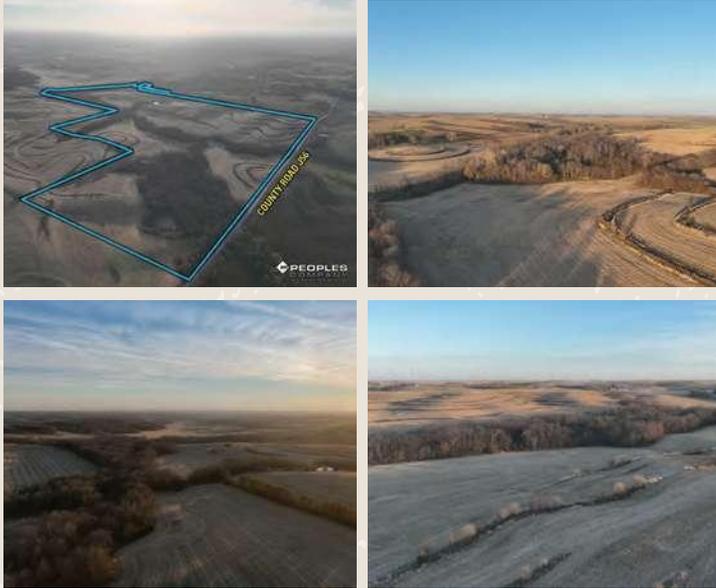
Listing #18750
Listitng #18751
Lisitng #18752

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

LISTING #18750 | PRICE \$1,873,480

267.64 ACRES M/L

290TH STREET, PAGE COUNTY, IOWA



Directions:

From College Springs, Iowa: Head east on County Road J56 for 1 mile. The farm is located on the south side of County Road J56. Look for the Peoples Company Signage.

Farm Details:

Listing Price: \$1,873,480

CSR2: 54.6

Net Taxes: \$5,636.00



Peoples Company is proud to present the opportunity to own 267.64 m/l acres in Page County, Iowa, located just east of College Springs. This expansive property blends strong agricultural income, long-term investment potential, and exceptional recreational value — a rare combination in today's market.

This property features an estimated 197.42 FSA cropland acres carrying a CSR2 rating of 54.6. The productive tillable ground is primarily comprised of Colo-Judson Silty Clay Loam, Adair Clay Loam, and Sharpsburg Silty Clay Loam soils, ideal for consistent row crop yields and cash rent potential. The farmland offers a steady revenue stream of cash rent payments to offset holding costs and supports long-term value appreciation. The cropland will be open for the 2026 growing season, giving buyers control and flexibility.

This farm is located in Iowa's famed Zone 4, renowned for producing world-class trophy whitetails. The farm's rolling topography, mature timber draws, brushy corridors, and strategically placed ponds create the perfect blend of bedding, cover, and water to support an abundant wildlife population. With multiple stand locations, pinch points, and natural travel corridors throughout the property, this is a dream setup for archery and gun hunters alike. The area is also home to thriving populations of turkey, upland birds, and other small game, offering year-round outdoor enjoyment. As a seasoned land manager or weekend sportsman, this property offers everything needed to enjoy and enhance a first-class recreational experience.

Whether you're expanding your farming footprint, investing in income-producing land, seeking a stable, inflation-resistant asset, or looking for a high-caliber recreation asset, this farm delivers on every front.

TILLABLE SOILS

Code	Soil Description	Acres	% Of Field	Legend	CSR2
11B	Colo-Judson silty clay loams	61.67	31.24%	●	80
Y192D2	Adair clay loam	57.41	29.08%	●	16
370C2	Sharpsburg silty clay loam	21.44	10.86%	●	80
Y24D2	Shelby clay loam	16.92	8.57%	●	49
370D2	Sharpsburg silty clay loam	8.89	4.50%	●	54
Y24D	Shelby loam	8.64	4.38%	●	52
370D	Sharpsburg silty clay loam	7.59	3.84%	●	59
370B	Sharpsburg silty clay loam	7.14	3.62%	●	91
Y24E	Shelby loam	3.33	1.69%	●	41
751C	Northboro silt loam	1.70	0.86%	●	76
Y192C2	Adair clay loam	1.54	0.78%	●	33
Y192D	Adair clay loam	0.73	0.37%	●	14
370C	Sharpsburg silty clay loam	0.43	0.22%	●	81
Weighted Average					54.6



LISTING #18750

SCAN THE QR CODE TO
VIEW THIS LISTING ONLINE



LISTING #18751 | PRICE \$660,000

80 ACRES M/L

290TH STREET, PAGE COUNTY, IOWA



Directions:

From College Springs, Iowa: Head east on County Road J56 for 1 mile. The farm is located on the south side of County Road J56. Look for the Peoples Company Sign.

Farm Details:

Listing Price: \$660,000

CSR2: 64.8

Net Taxes: \$1,918.00



Peoples Company is proud to present 80.00 acres m/l of high-quality farmland in Page County, Iowa. This parcel offers an excellent opportunity for farmers and investors alike and is conveniently located just three miles east of US HWY 71 offering excellent access to major grain marketing opportunities.

This property features an estimated 77.22 FSA cropland acres carrying a CSR2 rating of 63.5. The productive tillable ground is primarily comprised of Sharpsburg Silty Clay Loam and Colo-Judson Silty Clay Loam soils, ideal for consistent row crop yields and cash rent potential. The farmland offers a steady revenue stream of cash rent payments and supports long-term value appreciation. The cropland will be open for the 2026 growing season, giving buyers control and flexibility.

Whether you're expanding your farming footprint, investing in income-producing land, or seeking a stable, inflation-resistant asset, this farm delivers on every front.

*If this listing is purchased separately from Listing #18752, a Shared Access Agreement will be created for the driveway found between the two farms located off of P Avenue.

TILLABLE SOILS

Code	Soil Description	Acres	% Of Field	Legend	CSR2
370D2	Sharpsburg silty clay loam	16.12	20.87%	●	54
370B	Sharpsburg silty clay loam	13.98	18.10%	●	91
370D	Sharpsburg silty clay loam	11.04	14.29%	●	59
370C	Sharpsburg silty clay loam	9.38	12.15%	●	81
11B	Colo-Judson silty clay loams	8.84	11.45%	●	80
Y192D	Adair clay loam	5.20	6.73%	●	14
Y24D2	Shelby clay loam	4.17	5.40%	●	49
370C2	Sharpsburg silty clay loam	3.17	4.10%	●	80
692D	Mayberry clay loam	2.85	3.69%	●	33
Y24D	Shelby loam	2.10	2.72%	●	52
Y192C2	Adair clay loam	0.22	0.28%	●	33
W	Water	0.16	0.21%	●	0
				Weighted Average	64.8



LISTING #18751

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LISTING #18752 | PRICE \$1,437,100

205.30 ACRES M/L

300TH STREET, PAGE COUNTY, IOWA



Directions:

From College Springs, Iowa: Head southeast on Oak Avenue/Nodaway Street for 0.5 miles. Turn left (east) onto 300th Street. Travel east on 300th Street for 0.25 miles. The farm is located on the north side of 300th Street.

Farm Details:

Listing Price: \$1,437,100

CSR2: 61.3

Net Taxes: \$4,702.00



Peoples Company is proud to present the opportunity to own 205.30 m/l acres in Page County, Iowa, located just east of College Springs. This property blends strong agricultural income, long-term investment potential, and great recreational value — a rare combination in today's market.

This property features an estimated 181.26 FSA cropland acres carrying a CSR2 rating of 61.3. The productive tillable ground is primarily comprised of Colo-Judson Silty Clay Loam, Shelby Clay Loam, and Sharpsburg Silty Clay Loam soils, ideal for consistent row crop yields and cash rent potential. The farmland offers a steady revenue stream of cash rent payments to offset holding costs and supports long-term value appreciation. The cropland will be open for the 2026 growing season, giving buyers control and flexibility.

This farm is located in Iowa's famed Zone 4, renowned for producing world-class trophy whitetails. The farm's rolling topography, mature timber draws, and brushy corridors create the perfect blend of bedding, cover, and water to support an abundant wildlife population. With multiple stand locations, pinch points, and natural travel corridors, this is a dream setup for archery and gun hunters alike. As a seasoned land manager or a weekend sportsman, this property offers everything needed to enjoy and enhance a first-class recreational experience.

Whether you're expanding your farming footprint, investing in income-producing land, seeking a stable, inflation-resistant asset, or looking for a high-caliber recreation asset, this farm delivers on every front.

TILLABLE SOILS

Code	Soil Description	Acres	% Of Field	Legend	CSR2
11B	Colo-Judson silty clay loams	64.52	35.60%	●	80
Y24D2	Shelby clay loam	29.88	16.48%	●	49
370D2	Sharpsburg silty clay loam	26.24	14.48%	●	54
370C2	Sharpsburg silty clay loam	12.21	6.74%	●	80
692D	Mayberry clay loam	11.43	6.31%	●	33
Y24D	Shelby loam	8.18	4.51%	●	52
Y192D2	Adair clay loam	7.64	4.21%	●	16
Y192C2	Adair clay loam	5.72	3.16%	●	33
370B	Sharpsburg silty clay loam	5.61	3.10%	●	91
692D2	Mayberry clay loam	4.45	2.46%	●	30
370C	Sharpsburg silty clay loam	3.80	2.10%	●	81
Y192D	Adair clay loam	1.16	0.64%	●	14
W	Water	0.22	0.12%	●	0
370D	Sharpsburg silty clay loam	0.20	0.11%	●	59
Weighted Average					61.3



LISTING #18752

SCAN THE QR CODE TO
VIEW THIS LISTING ONLINE





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18750, #18751, #18752

Designed by Ryan Ferguson

PAGE COUNTY

IOWA



LAND FOR SALE

552.94 TOTAL ACRES M/L

OFFERED AS THREE LISTINGS

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